LOT N 1/2 OF 5
IN OR 414 PG 793
NORTH YULEE PB 2/26

CAMPBELL LINDA H EST
C/O JEFF CAMPBELL, 95090 ALEXIS LANE
FERNANDINA BEACH, FL 32034

2026

50-3N-27-4720-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

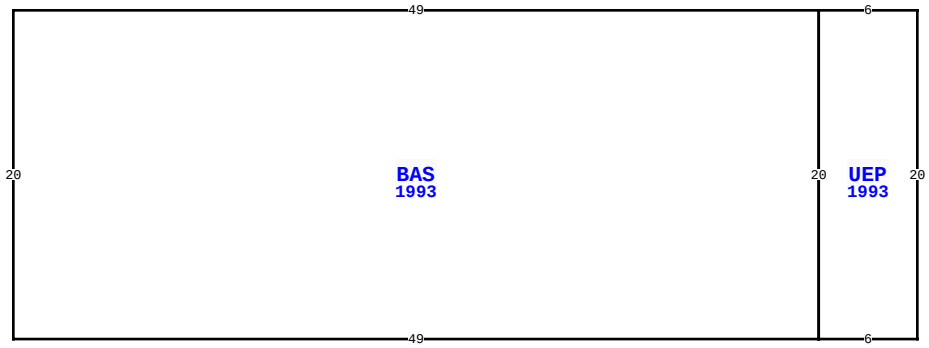
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	1993	980	28,469
UEP	120	60	1993	72	2,092
TOTALS	1,100			1,052	30,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,052	55.3320	58.10	61,121	1959	1959	0	0	0	50.00	50.00

1 SINGLE FAM 0% - 0 Heated Area: 980 HX Base Yr



86070 KOEN LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	30,560
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	75,560
SOH/AGL Deduction	13,481
ASSESSED VALUE	62,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,079
TOTAL JUST VALUE	75,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0414/0793	3/01/1983	QC	U	I		100
GRANTOR:						
GRANTEE:						
0087/0624	1/01/1968	TA	U	I		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W6 BAS=[YR=1993] W49 S20 E49 N20$S20E6 N20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		OR	105.00	209.00	0.50	AC		1.00	1.00	1.00	90,000.00	90,000.00	45,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/09/2026 BY SYS